

0247 401 2020 | enquiries@globalhouseestates.com

1 LOCKGATE SQUARE, SALFORD, MANCHESTER

£285,000.00

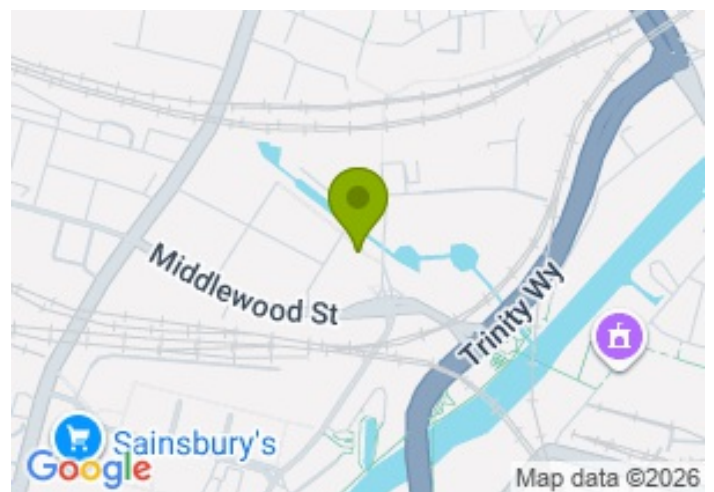


FOR SALE



ghe GLOBAL HOUSE ESTATES

- Two double bedroom modern apartment
- Two bathrooms
- Light and spacious
- Allocated parking
- Convenient location
- Concierge on site
- No Onward chain
- Private balcony



Property Description

A bright and spacious third-floor two-bedroom apartment with allocated parking, offered with no onward chain and available immediately.

This modern apartment is in a popular waterside development and offers great city views and river scenery. It is perfect for professionals, first-time buyers, or investors looking for a good return.

The property is reached by lift and features a welcoming entrance hall with storage and a utility room. The heart of the home is a large open-plan living room and kitchen with floor-to-ceiling windows that fill the space with natural light and enjoy lovely dual aspect views. This area opens onto a generous private balcony, ideal for relaxing outdoors.

There are two good-sized bedrooms. The master bedroom has its own modern en-suite shower room, while the second bedroom is served by a separate contemporary family bathroom.

The property benefits from high-quality fittings throughout and is in an excellent location. It is just a short walk to Deansgate, Spinningfields, and Manchester city centre, with a plethora of transport links nearby.

Residents benefit from a secure, well-maintained development, surrounded by landscaped communal gardens and a vibrant waterside setting with access to a wide range of amenities, including a 24/7 concierge, bike storage and co-working space. Allocated parking is also available!

Service charge: £2863.20 per annum

Ground rent: £325 per annum

Length of lease: 991 years

All data and information set forth on this website regarding real property, for sale, purchase, rental and/or financing, are from sources regarded as reliable. No warranties are made as to the accuracy of any descriptions and/or other details and such information is subject to errors, omissions, changes of price, tenancies, commissions, prior sales, leases or financing, or withdrawal without notice. Square footages are approximate and may be verified by consulting a professional architect or engineer.

Viewing

Please contact our Global House Estates Ltd Office on 0207 401 2020 if you wish to arrange a viewing appointment for this property or require further information.

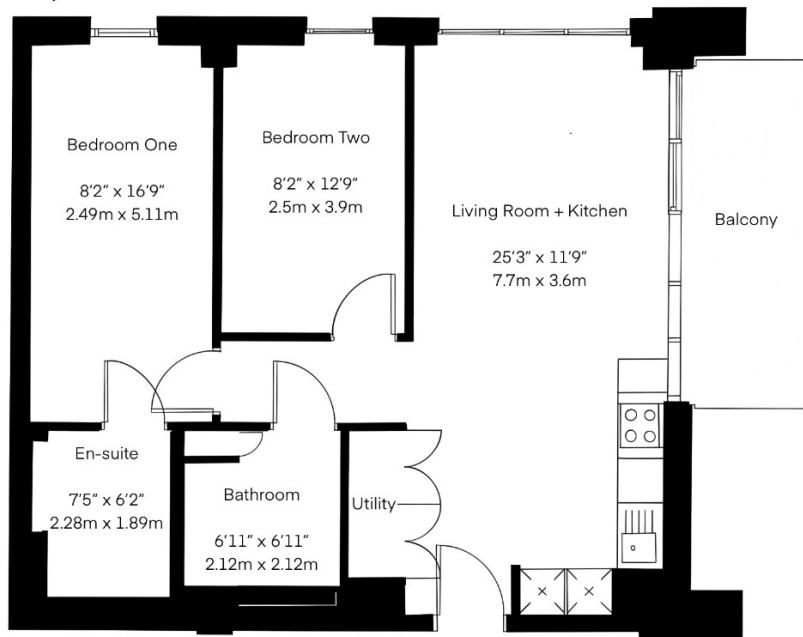
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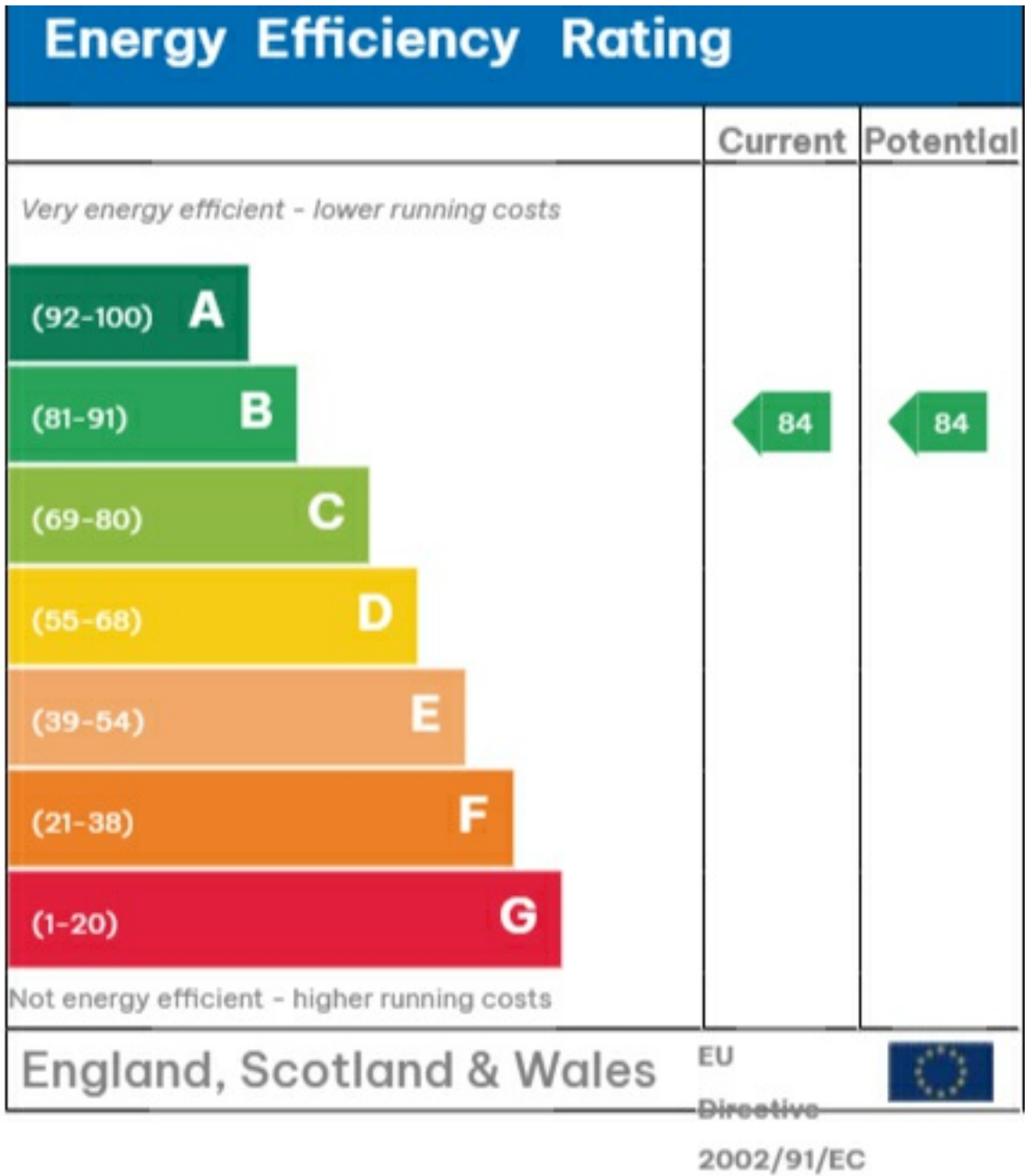
Floor plan

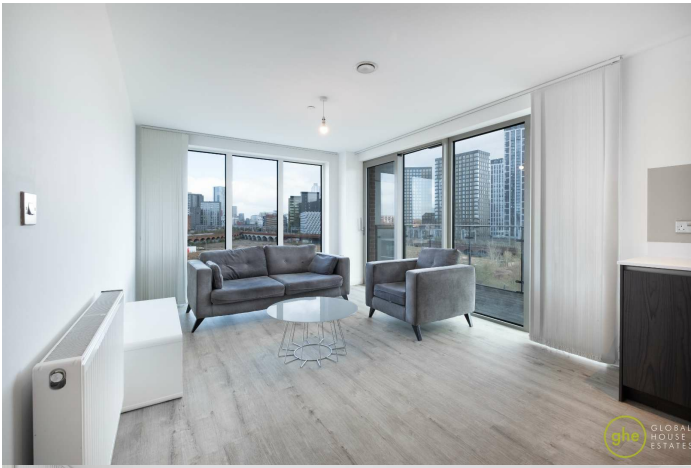
Approx. Total Area
68 sqm / 731 sqft



This floor plan is illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

EPC







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